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June 27, 2025

Via ECF and Email

Hon. Nancy Hershey Lord
U.S. Bankruptcy Court
271-C Cadman Plaza East
Brooklyn, NY 11201

Re: Royal Development LLC
Case No. 24-41689-NHL
Request for Emergency Conference

Dear Judge Lord:

My firm represents 723 Bristol Street Funding LLC, the secured lender of the above referenced Debtor. On May 6, 2025, the Court approved the sale of the Debtor's property to Abdulkafi M. Ahmed for the sum of \$7,500,000 and directed the submission of an Order. It has been seven weeks and multiple drafts, but no Order has yet been submitted. The Debtor's last correspondence dated June 11, 2025 indicates that there are still unresolved issues about the removal of refrigerator and cooler unit from the premises without any further response. I believe the parties may benefit from the Court's intervention to address all open questions.

In light of the foregoing, I am requesting an emergency conference before the Court at Your Honor's convenience. Enclosed please find the latest draft of the proposed order in clean and black lined versions for the Court's ready reference.

Respectfully yours,

/s/ Kevin J. Nash, Esq.

Enclosures

cc: All counsel (Via ECF filing and email)